

Board of Architectural Review

DATE: July 14, 2015
TO: Board of Architectural Review Chair and Members
THROUGH: Jason Sutphin, Community Development Division Chief *JDS*
FROM: Kelly O'Brien, AICP, BAR Liaison *KO*
SUBJECT: **Verizon Wireless – 10555 Main Street – The Fairfax Building**

ATTACHMENTS: 1. Relevant Code Sections
2. Plans
3. Photo simulations
4. City Council Special Use Permit Approval Letter

Nature of Request

- | | |
|--------------------------------|--|
| 1. Case Number: | 15060155 |
| 2. Address: | 10555 Main Street |
| 3. Request: | Proposed panel antenna and equipment cabinet on existing rooftop |
| 4. Applicant: | Cellco Partnership d/b/a Verizon Wireless |
| 5. Applicant's Representative: | Ryan Dear |
| 6. Zoning: | C-2 Retail Commercial, Old Town Fairfax Transition Overlay |

Staff Comments

Background and Proposal:

The future demolition of the Massey Building is forcing several telecommunications providers, including the applicant, to find new locations in the City to continue coverage. The applicant is proposing to install a telecommunications facility with ten antennas and supporting equipment on the roof top of the commercial building known as The Fairfax Building at a maximum height of 80 feet 2 inches. The applicant has indicated that in order to achieve the desired wireless coverage, the proposed antennas would have to be installed at the maximum height of 80 feet 2 inches which exceeds the 65-foot height limitation permitted by right in the City Code.

On May 12, 2015 the City Council approved the applicant's request for a special use permit to allow a telecommunications facility that exceeds 65 feet in height. The approval letter with conditions is included as Attachment #3 with this report.

Analysis:

The proposed telecommunications facility would be placed on the roof top of the Fairfax Building which is centered on a rectangular lot bounded by parking along the east, west and south property lines. The height of the building to the main roof is 63 feet and four inches, when including the height of the penthouse it is 79 feet and 10 inches.

The proposed telecommunications facilities comprised of ten antennas, two of which would be mounted flush against the northwest corner of the penthouse and extend six inches above the top to 80 feet and 2 inches. There would be four additional antennas on the southeast side and four on the southern side of the main roof of the building mounted against a steel frame behind a fiber glass screen wall. Supporting equipment would also be located on the main roof which includes a backup gas powered generator, two equipment cabinets, battery stack and a transformer south of the penthouse. The proposed antennas would range in height from over five and a half feet to eight feet tall.

The applicants have coordinated their facility design with another future service provider on the Fairfax Building to ensure there is adequate space to support both carriers.

The colors chosen for the proposed facilities (screen wall and antennas) would closely match the existing penthouse façade. The applicant has provided a sample of the proposed screening material.

Staff believes that the placement and screening of the proposed antennas and supporting equipment on the rooftop are consistent with the design guidelines in the Community Appearance Plan.

RECOMMENDATIONS

The proposed plan is consistent with the City's design criteria. Staff therefore recommends that the application be approved with the following conditions.

1. The proposed antenna and equipment cabinet shall be installed as shown on the plans received June 23, 2015, except as regulated by the Zoning Ordinance, and as may be modified by the Board of Architectural Review, the Director of Community Development and Planning, Zoning, or the Building Official.

ATTACHMENT 1

Relevant Regulations

Sec. 110-1071. Designation of districts.

(a) The architectural control overlay district is hereby designated as all land in the city which is located outside an historic district and zoned for other than single-family detached residences. In addition, any lot, parcel or area of land within any area zoned for single-family detached residences outside an historic district which is used for other than single-family detached residences or which is the subject of an application for a special use permit or building permit involving any such other use shall be part of the architectural control overlay district. The provisions of this article shall not apply to single-family attached residences after such residences have been initially erected.

Sec. 110-915. Powers and duties.

The board of architectural review shall have the following powers and duties:

(2) To review and decide any application requesting approval for exterior architectural features of any structure, improvement or significant landscape feature associated with such structure or improvement to be erected, reconstructed or substantially altered in an architectural control district.

Sec. 110-35. Spires, towers, antennas and projections

(b) Antennae structures and towers for radio, television, and/or telecommunications reception or transmission (hereafter referred to as telecommunication facilities) may be located on existing conforming structures in the city not to exceed a maximum height of 65 feet measured from the ground level to the highest point of such structure or telecommunication facility. If the total height of the telecommunication facility and the structure on which it is mounted exceeds 12 feet, the placement and location of such telecommunication facility shall be subject to approval of the zoning administrator, who shall coordinate this decision with the building official. The zoning administrator shall employ the following standards and criteria in determining whether to approve any proposed placement or location of such telecommunication facility pursuant hereto:

(1) The placement or location shall conform to all building restriction lines and setbacks in the applicable zoning district.

(2) The placement or location shall minimize any danger of personal injury or property damage to adjoining property owners and the applicant in the event such telecommunications facility and/or the structure on which it is mounted should collapse or otherwise become unstable.

(3) The placement or location shall take advantage of existing topography, trees, structures and other obstructions to screen such telecommunications facility from adjoining and nearby properties to the extent possible; provided that the placement or location does not prevent compliance with the standards and criteria set forth in subsections (b)(1) and (2) of this section.

(4) The proposed facility and/or structure shall be consistent with the city's adopted policy for telecommunications facilities.

(c) The city council may by special use permit approve a total height greater than 65 feet for a telecommunication facility and the structure on which it is mounted in accordance with the procedures and review criteria as set forth in section 110-366, as well as additional guidelines established by the adopted city council policy. The zoning administrator does not have the authority to approve stand-alone telecommunications facilities and/or towers (also known as monopoles). Such standalone telecommunications facilities and/or towers may be approved only by the city council in those zoning districts where such a use is permitted with a special use permit, subject to following criteria and standards:

- (1) The placement or location shall conform to all building restriction lines and setbacks in the applicable zoning district.
- (2) The placement or location shall minimize any danger of personal injury or property damage to adjoining property owners and the applicant in the event such telecommunication facility and/or the structure on which it is mounted should collapse or otherwise become unstable.
- (3) The placement or location shall take advantage of existing topography, trees, structures and other obstructions to screen such telecommunication facility from adjoining and nearby property owners to the extent possible; provided that the placement or location does not prevent compliance with the standards and criteria set forth in subsections (c)(1) and (2) of this section.
- (4) The proposed structure and/or facility shall be consistent with the city's policy for telecommunications facilities.
- (5) Such special use permit shall be granted only if the city council finds the application to be in full conformance with adopted city ordinances, and state and federal law.
- (6) In granting a special use permit for telecommunications facilities, the city council may impose conditions to the extent that such conditions are necessary to minimize any adverse effect of the proposed telecommunications facilities on surrounding properties.
- (7) A conceptual development plan shall be submitted for each such facility with the application for a special use permit containing the following:
 - a. Locations and dimensions of existing and proposed lot lines and rights-of-way.
 - b. General locations and dimensions of all existing and proposed structures, telecommunication facility, support structures, driveways, curb cuts, parking and loading spaces and aisles, and storage areas on the site.
 - c. General locations, types and size of all existing and proposed on-site landscaping, screening and buffering.
 - d. Architectural elevations of each facade visible from a public street or residential zoning district, indicating approximate height of the proposed and adjacent structures, architectural style and building materials.
 - e. A written description of the facility design and a diagram of the cross-section of the facility and any support structure.
 - f. A list of all radio frequencies (transmit and receive) that are planned to be utilized at the site (including, without limitation, proposed output levels and antenna coverage areas) by the applicant and an engineering study to establish that the frequencies will not cause interference with any city communications systems. The zoning administrator may waive the provision for an engineering study upon determining that there would be no interference with the city's emergency communications system.
 - g. A letter of intent committing, to the extent possible, the applicant and all successors in interest to allow shared use of the facility subject to reasonable terms and conditions for collocation.
 - h. A map indicating the proposed immediate service area of the facility and identifying nearby areas that will be served and those that will not be properly served by the facility.
 - i. A report, prepared by a licensed professional engineer, demonstrating that the existing structure can safely support the facility.
 - j. Additional information deemed essential by the zoning administrator or city council to permit adequate review and evaluation of the proposal.

RECEIVED

JUN 23 2015

Community Dev & Planning



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WORKING DAYS NOTICE
THIS DRAWING DOES NOT INCLUDE NECESSARY
COMPONENTS FOR CONSTRUCTION SAFETY. ALL
CONSTRUCTION MUST BE DONE IN COMPLIANCE
WITH THE OCCUPATIONAL SAFETY AND HEALTH
ACT OF 1970 AND ALL RULES AND REGULATIONS
THERE TO APPURTENANT

SITE PLAN
SCALE: 1" = 50'



SITE



VICINITY MAP

SCALE: 1" = 2000'

SITE NOTES:

1. APPLICANT: VERIZON WIRELESS
4000 JUNCTION DRIVE
ANNAPOLIS, MARYLAND 20701
TEL: (301) 512-2000
FAX: (301) 512-2186
2. APPLICANT'S ATTORNEY: FRANK K. STEARNS, ESQ.
DONOVAN & STEARNS, PLLC
3010 ASHBROOK PLACE, SUITE 160
ASHBURN, VIRGINIA 20147
(703) 726-2547
3. PROPERTY OWNER: C/O REALTY MGMT CO
6450 ROCKLEDGE DR #400
BETHESDA, MD 20817
4. SITE DATA: ACCT # 6266
PARCEL ID: 51-4-02-069
TRACT AREA: 0.958 AC
ADDRESS: 10555 MAIN ST
FAIRFAX, VA 22030
EXISTING USE: TELECOMMUNICATIONS
5. ZONING: C-2 (COMMERCIAL)
6. HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY VERIZON WIRELESS DATED MARCH 2014.
LATITUDE: N88° 50' 50" E
LONGITUDE: W71° 18' 51" E
GROUND ELEVATION: 546.0' AMSL (AVG.)
EXISTING STRUCTURE HEIGHT: 84.55' ASL
TOTAL ELEVATION (AMSL): 630.55' AMSL
7. TOTAL DISTURBED AREA: N/A
8. THE PROPOSED FACILITIES WILL CONSIST OF ONE (1) 16' WIDE X 25'-5" LONG SCREENED EQUIPMENT PLATFORM WITH ANTENNAS ON THE ABOVE REFERENCED BUILDING ROOFTOP. TWO (2) ANTENNAS SHALL BE MOUNTED TO THE EXISTING PENTHOUSE FACADE WITH A RAD CENTER AT AN ELEVATION OF 71'-2" ABOVE GRADE LEVEL (ASL) AND EIGHT (8) ANTENNAS SHALL BE MOUNTED TO THE PROPOSED PLATFORM WITH A RAD CENTER AT 76'-2" ASL FOR THE RECEIPT OF VERIZON WIRELESS TELECOMMUNICATIONS.
9. THE STRUCTURE WILL NOT SUPPORT LIGHTS OR SIGNS UNLESS REQUIRED FOR AIRCRAFT WARNING OR OTHER SAFETY RECORDS.
10. THE APPLICANT WILL PROVIDE A CERTIFICATION FROM A REGISTERED ENGINEER THAT THE STRUCTURE WILL MEET THE APPLICABLE DESIGN STANDARDS FOR WIND LOADS PER THE REQUIREMENTS OF THE TELECOMMUNICATIONS INDUSTRY ASSOCIATION.
11. IF THE ANTENNAS ARE NO LONGER USED FOR TELECOMMUNICATIONS PURPOSES FOR A CONTINUOUS PERIOD OF ONE (1) YEAR, THEY SHALL BE REMOVED BY THE ANTENNA OWNER AT OWNER'S EXPENSE.
12. NO WATER OR SANITARY UTILITIES ARE REQUIRED FOR THE OPERATION OF THIS FACILITY.
13. STORMWATER MANAGEMENT NOTE: NO STORMWATER MANAGEMENT IS REQUIRED FOR THIS SITE.
14. BOUNDARY SHOWN PER COUNTY RECORDS AND SATELLITE IMAGERY.
15. THIS PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. PLAN IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
16. ALL DETAILS SHOWN ARE "STANDARD" OR "TYPICAL" FOR REFERENCE ONLY. FOR ACTUAL DETAILS, SEE ARCHITECTURAL, STRUCTURAL, OR CONSTRUCTION PLANS BY OTHERS.
17. STRUCTURAL ANALYSIS/DESIGN TO BE PERFORMED BY MORRIS & RITCHIE ASSOCIATES AT CLIENT AND/OR OWNER'S DISCRETION PRIOR TO COMMENCEMENT OF ANY WORK.
18. THE COMMUNICATION EQUIPMENT PLATFORM SHALL BE UNMANNED, WITH INFREQUENT VISITS FOUR OR FEWER PER YEAR BY MAINTENANCE PERSONNEL, AND WITH ACCESS AND PARKING FOR NO MORE THAN ONE VEHICLE. THE PROPOSED FACILITY IS NOT FOR HUMAN HABITATION AND THEREFORE HANDICAP ACCESS IS NOT REQUIRED.

GENERAL NOTES:

1. CONTRACTOR SHALL NOTIFY "MISS UTILITY" (BU) 48 HOURS PRIOR TO DOING ANY EXCAVATION IN THIS AREA. CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITY LOCATOR FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY EXISTING UTILITY LOCATIONS BY TEST PIT AS NECESSARY. LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR PLANNING PURPOSES ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. DAMAGE TO UTILITIES PROPERTY OF OTHER BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.
2. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES, THE LATEST EDITION THEREOF.
3. ANY PERMITS WHICH MUST BE OBTAINED SHALL BE THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
4. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH APPROPRIATE UTILITY OWNERS.
5. THESE PLANS ARE NOT FOR RECORDATION OR CONVEYANCE.
6. EXISTING PAVEMENT AND OTHER SURFACES DISTURBED BY CONTRACTOR (WHICH ARE NOT TO BE REMOVED) SHALL BE REPAIRED TO PRECONSTRUCTION CONDITIONS BY THE CONTRACTOR.

#	PARCEL ID #	PROPERTY OWNER	ACCT #	ZONING	ACRES
1	51-4-02-069	C/O REALTY MGMT CO	6266	C-2	0.958 AC
2	51-4-02-070	10555 MAIN ST	6271	C-2	0.54 AC
3	51-3-PFX COUNTY	FAIRFAX COUNTY JUDICIAL CENTER	N/A	N/A	N/A
4	51-4-02-068	JEAN WILEY EVERLY & LAWRENCE A DAUGHTREY	17861	C-2	1.142 AC
5	51-2-42-001	10570 MAIN ST (CONDOS)	N/A	RM	N/A

ROOF COVERAGE		
TOTAL ROOF AREA	8,614 SF	
EXISTING PENTHOUSE	410 SF	10.3%
EXISTING MECHANICAL EQUIPMENT	848 SF	10.2%
PROPOSED VERIZON WIRELESS ROOF COVERAGE	435 SF	4.9%
TOTAL ROOF COVERAGE	2,500 SF	24.4%

MRA
MORRIS & RITCHIE
ASSOCIATES, INC.
Civil / Structural Engineers
1200-C East Joyce Road, Suite 606
Towson, Maryland 21286
410-831-1690
410-831-1748 Fax

verizon wireless
JUDICIAL DRIVE
10555 MAIN STREET
FAIRFAX, VA 22030 (FAIRFAX CITY)

REVISIONS:

NO.	DESCRIPTION	DATE
1	ZONING DWGS.	06/01/14
2	ANTENNA REVS.	01/16/15

DESIGNED BY: JDO

PROJECT NO: 10427.1252

DATE: 03/06/2014

SCALE: AS NOTED

TITLE:

Site
Plan

SHEET:

C-1

REVISIONS:

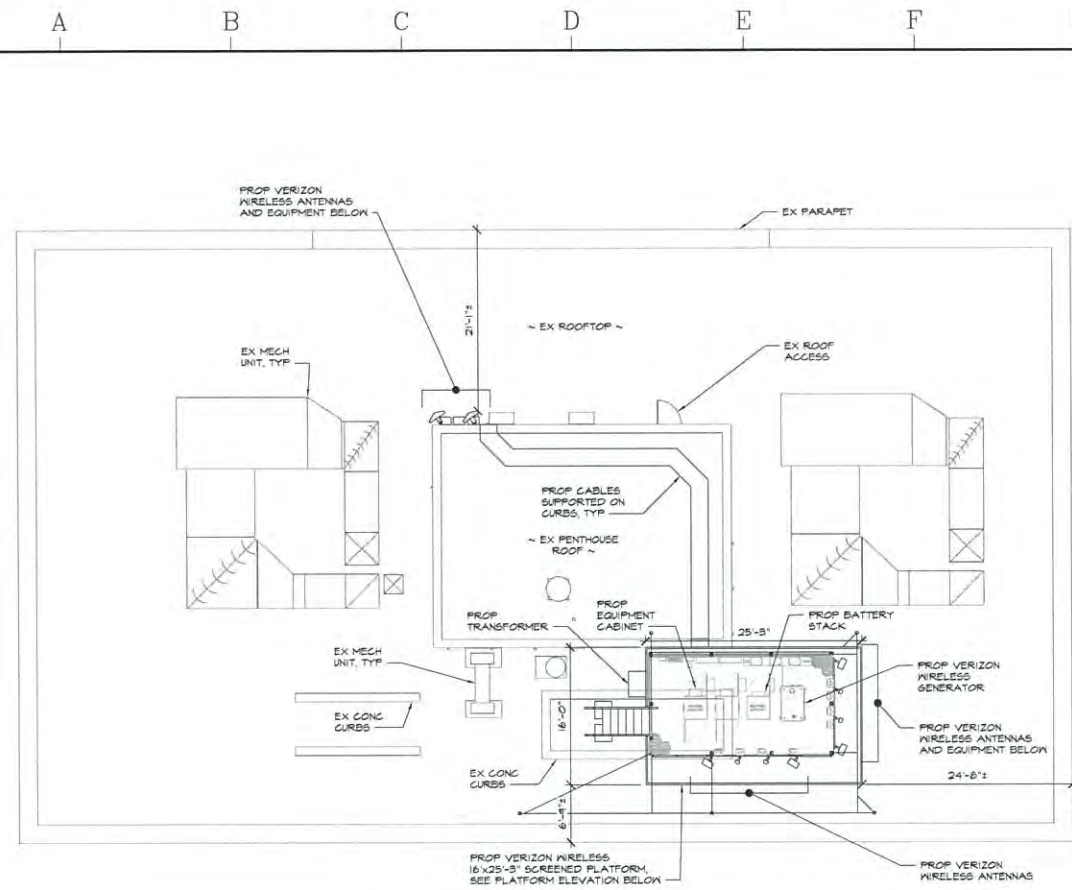
NO.	DESCRIPTION	DATE
1	ZONING DWGS	05/01/14
2	ANTENNA REVS	01/18/15

DESIGNED BY: JDO
 PROJECT NO: 10421.1252
 DATE: 03/06/2014
 SCALE: AS NOTED
 TITLE:

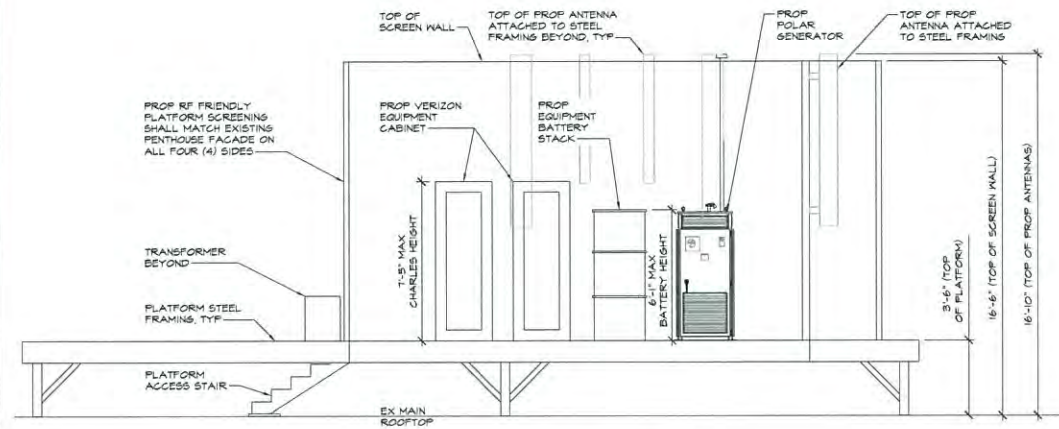
Site
 Details

SHEET:

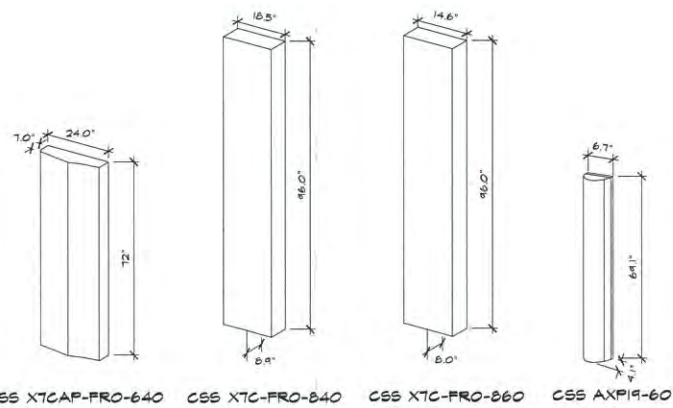
C-2



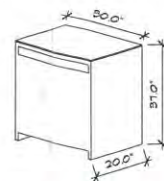
ENLARGED ROOFTOP LAYOUT
 SCALE: 1" = 10'



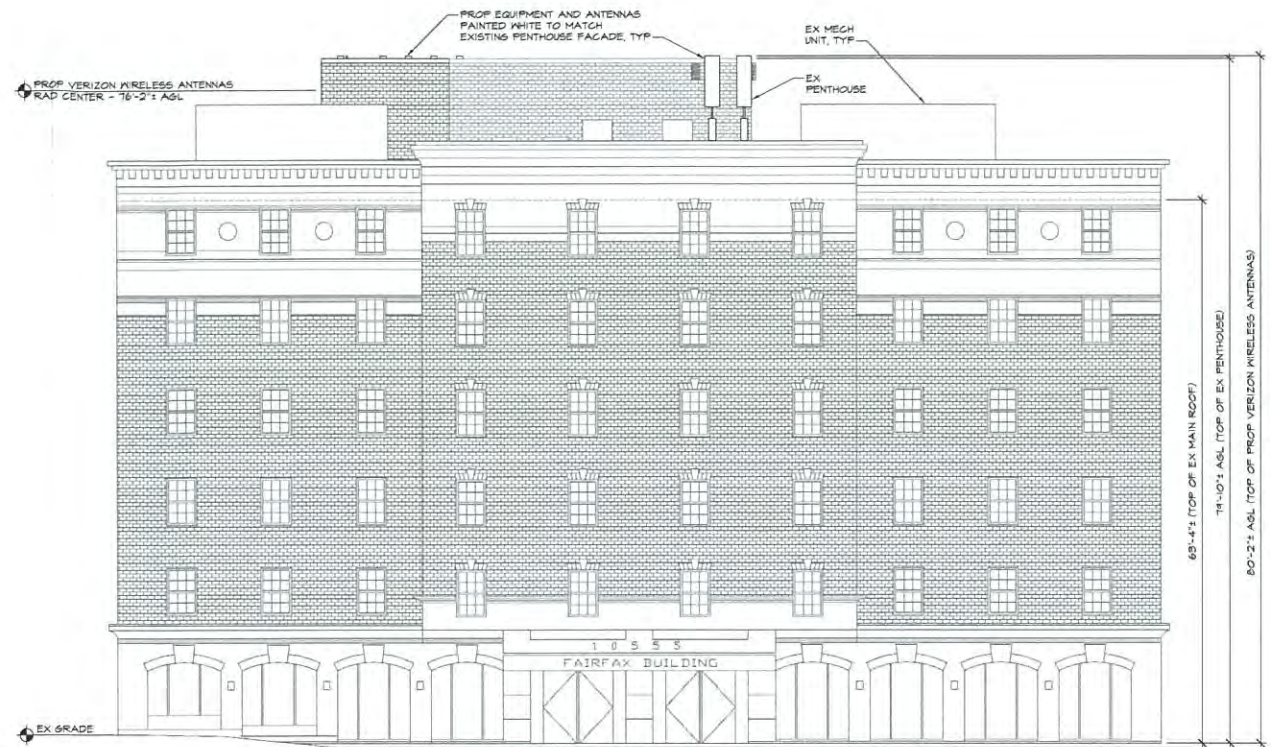
PLATFORM ELEVATION
 SCALE: 1/4" = 1'-0"



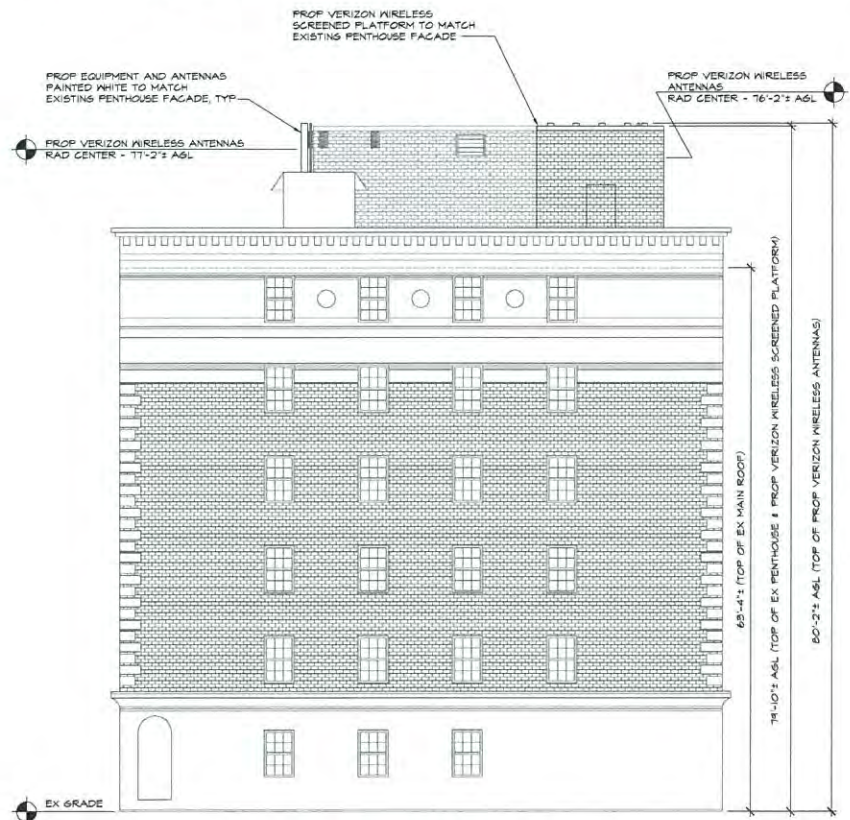
VERIZON WIRELESS ANTENNA DETAILS
 NOT TO SCALE



VERIZON WIRELESS EQUIPMENT DETAILS
 NOT TO SCALE



NORTH BUILDING ELEVATION
 SCALE: 1" = 10'



WEST BUILDING ELEVATION
 SCALE: 1" = 10'



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6/17/15



**MORRIS & RITCHIE
ASSOCIATES, INC.**
1220-C East Joppa Road, Suite 505
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax

Judicial Drive Overall Site Layout

21 April 2015





**MORRIS & RITCHIE
ASSOCIATES, INC.**
1220-C East Joppa Road, Suite 505
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax

Judicial Drive Existing View 1

21 April 2015





PROPOSED VERIZON WIRELESS
ANTENNAS & EQUIPMENT
SCREENED TO MATCH EXISTING
PENTHOUSE FACADE



**MORRIS & RITCHIE
ASSOCIATES, INC.**
1220-C East Joppa Road, Suite 505
Towson, Maryland 21286
410-821-1690
410-821-1748 Fax

Judicial Drive Proposed View 1

21 April 2015





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City of Fairfax

**10455 Armstrong Street
Fairfax, Virginia 22030-3630**

May 14, 2015

Mr. Ryan Dear
10015 Old Columbia Road, Suite F-100
Columbia, Maryland 21046

Re: Special Use SU-14120007

Dear Mr. Dear:

The Fairfax City Council, at its regular meeting of May 12, 2015, approved the request of Cellco Partnership d/b/a Verizon Wireless, applicant, by Ryan Dear, agent, for a special use permit pursuant to City Code Section 110-782 (a) (1) to allow a telecommunications facility that exceeds 65 feet in height when mounted on top of a commercial building (Fairfax Building) in C-2 Retail Commercial District and Old Town Fairfax Transition Overlay District, on the premises known as 10555 Main Street, and more particularly described as Tax Map Parcel 57-4-02-069, subject to the following conditions:

1. Construction shall be in substantial conformance with the attached Special Use Permit Plat (Site Plan) dated March 6, 2014 and revised through May 4, 2015.
2. Based on the RF Safety Report provided with the Special Use Permit application, warning signage shall be provided on the inside of the door providing roof access.
3. Prior to issuance of permits, the applicant shall submit design to the Board of Architectural Review for approval. The design shall reflect similar design and finish of the existing penthouse.

Sincerely,

Dorothy M. Steele
Deputy City Clerk

cc: Brooke Hardin, Director, Community Development & Planning
Jason Sutphin, Community Development Division Chief
Michelle Coleman, Zoning Administrator

